Key Capital Property Fund

TARGET MARKET DETERMINATION (TMD) QUESTIONNAIRE

Please answer the following questions carefully. The answers assist us in meeting our regulatory requirements and determine if you are in the target market for our product – Key Capital Property Fund ARSN 121 439 129 (KCPF).

Our Fund is designed and distributed to investors who:

- seek a primary investment objective of **Income Distribution & Potential Capital Growth;**
- intend to hold their investment as part of a **Satellite or Minor Allocation** across a diversified portfolio of their total Investable Assets;
- have **high** risk and return profile; and
- have a **medium** or longer investment timeframe.

Please refer to the relevant Target Market Determination (TMD) for the fund to which this application relates (accessible on our website at www.keycapital.com.au/investment-reports)

1. Do you accept that KCPF are not a bank, investment in the Fund is not capital guaranteed and that you could lose part of your capital and / or experience delays or reductions in distribution payments?

☐ Yes ☐ No

2. Diversification is an important principle of investing. Our products are targeted towards investors who wish to invest up to 25% of their Investable Assets in any of our Funds.

What percentage of your total Investable Assets do you intend to invest in KCPF under this Application?

☐ **Up to 25%** ☐ **26% to 50%**

☐ **51% to 75%** ☐ **More than 75%**

Investable Assets mean the total value of all assets you already hold or have available for investment purposes – including those already invested (for example, in shares, managed funds or similar products), but excluding your residential home.

3. **What is your intended total investment timeframe, including future rollovers?**

☐ Less than 5 years (Short) ☐ over 7 years (Long)

☐ over 5 years (Medium)

Your ***intended total investment timeframe*** means the total period you expect to keep your investment/s in KCPF product, including rollovers in the future, before you may wish or need to withdraw some or all of your capital.

4. **Would you be able to meet your financial obligations and commitments, if distribution payments were delayed or reduced, or even a loss in capital?**

☐ Yes ☐ No

Distribution payments are subject to risks, including the risk of tenant defaults. Accordingly, it is possible distributions from the Fund may be reduced, delayed or, in exceptional circumstances, not paid at all.

5. **Would you be able to meet your financial obligations and commitments if there was a delay in receiving your withdrawal of capital, or a reduction in capital available to withdraw, at the end of your Investment Term?**

☐ Yes ☐ No

Withdrawal payments are subject to the Funds' liquidity which may be impacted by risks including the risk of tenant defaults. Accordingly, it is possible withdrawals may be delayed in the quarterly withdrawal procedure as outlined in the PDS.

In exceptional circumstances the manager may temporarily suspend withdrawals where it has determined it is in the best interests of all unitholders. An investment in the KCPF is to be considered illiquid