Key Capital Property Fund

Built for Australian Investors

Fact Sheet - June 2026

Fund Performance
as at 30 June 2026 (%)

1 month	3 month	6 month	1 year	3 year	5 year
0.60	2.23	8.44	12.33	8.64	21.22

The Fund objective is to own direct property with a focus on stable monthly distributions with potential for capital growth.

To date the fund has targeted neighbourhood shopping centres with a non-discretionary focus, ensuring the properties are in highly populated areas with growth potential.

Fund Summary

- Key Capital Property Fund
- APIR: KEY1745AU
- Retail, open-ended
- Asset Allocation – 80% Direct, 20% Cash and Listed
- Monthly income
- Quarterly liquidity (after 12 months)
- 5 assets, 3 states, 40+ tenants
- WALE 3 years by Income
- Minimum investment $20,000 (less via platform)
- Invest via Hub 24, Netwealth, Citi, Mason Stevens and direct

Recent News

Wangaratta Co-Store

- The Reject Shop has committed to a new 7-year lease and has now reopened following a comprehensive store refurbishment.
- Telstra has signed a new 7-year lease.
- Cotton On has renewed its lease for a further 3-years.

Kings Meadows Leasing a Strata Sub-division Success

- Unit 3 Johnsons First Aid sold June 2026
- Eyelines sold – April 2026

Property Exposure

As at 30 June 2026

Properties	Value:	Anchored by:
Bellerive Shopping Centre	$10,610,000	Dan Murphy's, Fernwood
Kings Meadows Shopping Centre (Value shown represents fund owning 5 of 6 units)	$6,100,000	Liv Eat
The Butter Factory Shepparton Shopping Centre	$17,000,000	Dan Murphys
Wangaratta Co Store (Fund owns 32% of gross value shown)	$25,000,000	Target, Reject Shop
Naracoorte Reject Shop	$1,890,000	Reject Shop
Total Exposure	**$60,600,000**	

Monthly Distribution

Minimum Distribution
7% to 7.5% p.a. paid monthly

Cents Per Unit (CPU)

Jun 26	May 26	Apr 26	Mar 26	Feb 26	Jan 26
0.2100	0.2170	0.2100	0.2170	0.1960	0.2081

21.22% is the average 5 year return as at 30 June 2026

Our existing properties

The Co Store
Reid St, Wangaratta, VIC
Sector: Retail
Settled: April 2025

The Butter Factory
440–452 Wyndham Street,
Shepparton, VIC
Sector: Retail
Settled: September 2023

139-143 Hobart Road,
Kings Meadows, TAS
Sector: Medical/Retail
Occupancy: 100% leased

10 Percy Street, Bellerive, TAS
Sector: Retail
Occupancy: 100% leased

86-88 Smith St,
Naracoorte, SA 5271
Sector: Retail
Occupancy: 100% leased

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