

Built for Australian Investors

Fact Sheet – 31 March 2026

Fund Performance

as at 31 March 2026 (%)

1 month	3 month	6 month	1 year	3 year	5 year
0.54	6.08	7.95	11.84	8.42	21.66

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 Netwealth, Citi, Mason Stevens and direct

Recent News

- Wangaratta Co-Store settled April 2025
- Naracoorte settled August 2025

Property Exposure

As at December 2025

Bellerive Shopping Centre	\$10,610,000	Dan Murphy's
Kings Meadows Shopping Centre	\$6,100,000	Liv Eat, Government
The Butter Factory Shepparton Shopping Centre	\$16,885,000	Dan Murphys
The Co-Store – Wangaratta Shopping Centre	\$25,000,000	Target, Reject Shop
Naracoorte Reject Shop	\$1,890,000	Reject Shop
Total Exposure	\$60,485,000	

Monthly Distribution

Minimum Distribution

7% to 7.5% p.a. paid monthly

Cents Per Unit (CPU)

Mar 26	Feb 26	Jan 26	Dec 25	Nov 25	Oct 25
0.2170	0.1960	0.2081	0.2081	0.2014	0.2081

21.66% is the average 5 year return as at 31 March 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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Please note that the target market determination (TMD) is available from the Key Capital website. The PDS should also be considered before making any investment decision.

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