

Built for Australian Investors

Fact Sheet - December 2025

Fund Performance

as at December 2025 (%)

1 month	3 month	6 month	1 year	3 year	5 year
0.58	1.77	3.58	7.27	6.87	21.20

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 4 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)

Dec 25	Nov 25	Oct 25	Sep 25	Aug 25	Jul 25
0.2081	0.2014	0.2081	0.2014	0.2081	0.2081

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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